



TAUNTON PLANNING BOARD

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To view the meeting you can go to the City website, click on municipal network, then click live, and then click play. <https://cloud.castus.tv/vod/taunton> or you can attend in person. Abutters may provide input in person or by correspondence received by the Planning Board by noon on April 6th

TAUNTON PLANNING BOARD AGENDA

April 6, 2023 at 5:30 P.M.

CONVENE:

(meeting held at 15 Summer St, in the Chester R. Martin Municipal Council Chambers, 2nd Floor, City Hall)

Approve minutes of March 2, 2023

OLD BUSINESS

Executive Session with Law Dept. relative to pending litigation

E-5 - Leona's Lane - request to release last lot – holding \$183,000 plus \$21,000 Mylar deposit –

E-5 – Brian's Way – request to release last lot – holding \$191,714 bond plus \$12,000 mylar deposit

Run Brook Circle – Request to release lots 2 lots – holding \$55,400 cash & \$300,000 bond -

E-5 – Dora Estates – Release of last lot – holding \$196,000 bond plus \$12,000 mylar deposit

NEW BUSINESS

Public Hearing - 515 Middleboro Avenue (Property .I.D. 96-135 & 96-134) - A Special Permit/Site Plan Review from Section 440 Attachment #2 of the Zoning Ordinance to allow a 3,320 s. f. auto repair shop with auto sales (58 vehicles) with an updated parking layout for customers, sales, and repair storage spaces and the installation of a drainage system in the Business District, property owned by Lillian Amaro submitted by Amaro Family Auto.

Public Hearing - Proposed Zoning Map Amendment - To amend the City of Taunton Zoning Map by changing Parcel I.D. 9-2-0 on Joseph I. Quinn Road and a portion of Joseph I. Quinn Road from Suburban Residential to Industrial District, submitted by Reva Realty LLC

Public Hearing – Form J – 73 Fremont St. – Waiver of frontage requirements – submitted by Joshua Cabral & Brooke Benjamin

Public Hearing - A Modification of Definitive Subdivision – entitled “Brian’s Way - located off Whittenton Street (Johnny Mac Way) Prop I.D. 38-571 thru 38-577 & 38-11. - 7 residential lots. Modification is to remove Condition # 3 which reads: Arborvitaes plantings 7 feet in height, 4 feet apart must be planted behind 524, 528, and 536 Whittenton St. as presented at hearing”. Proposal is to leave existing mature trees and vegetation and install fencing

Public Meeting - Site Plan Review - 150 John Hancock Rd (Parcel I.D. 18-12) - for the expansion of the pre-existing permitted imperious outdoor storage yard area by 281.6’ x 40’ yielding a total outdoor storage area of 281.6’ x 100’ to the warehouse/distributing use and proposed incidental office use within an existing building, submitted by Oliver Street Capital.

Public Meeting - Site Plan Review - 2089-2101 Bay St and Prop I.D. 14-14 & 14-109 - for the construction of a 2,500 sq. ft. restaurant with 30 seats with a drive-thru in conjunction with an existing commercial shopping plaza, with paved parking area, landscaping, storm water management components and associated utilities within a portion of the existing shopping plaza parking lot area, submitted by G & J Realty LLC & Blue Sky Donuts, Inc.

Public Meeting – Site Plan Review - 123 Dolan Circle - to allow an existing farm having a mobile food truck for sale of food, beverage, and alcohol, entertainment, and outdoor events with an outdoor temporary tent area of approximately 1,600 sq. ft. as well as retail within 800 sq. ft. of the barn or outside on a table nearby, submitted by Deep Pond Farm & Stable Inc., Deep Pond Farmhouse Kitchen Inc.

APPROVED FORM A LANS

Name	Address	Lots	date approved
Robert Jacques, Jr.	Glebe St.	1	3-9-23
Peter Bartel	106 Briggs St	2	3-14-23

Surrounding Town P.B Meetings (informational purposes only)

Norton P.B. – 3-14-23 – for a 4,000 sq. ft. mixed use dentist office & residential units – Map 21, Lot 206 W. Main St.

Dighton ZBA Dec – SP granted for 2121 Elm St., - to extend the non-confirming detached accessory garage by 7’6” –

Norton ZBA dec – 22 Woodland Rd. – variance granted for front setback

Norton ZBA dec – 12 Kendall St – variance granted for 20 x 16’ addition & 20 x 16 deck

Norton P.B. dec – 353 & 355 Old Colony Rd. – granted two one-story (6,600 sq .ft.& 7,200 sq. ft.) bldgs.

Norton P.B. – 3-8-23 – 91 Bay Rd. – variance to create living space in the basement – Botelho

Lakeville P.B – 3-9-23 – 13 Main St – SPR for proposed mixed use development with a 2-story office bldg. located at the front of the property along Main St. (19) age qualified res. units.

Dighton P.B. – Forest Hills Estates Definitive Conservation Subdivision – Denied - Map 3, Lots 27, 78 & 33

Dighton ZBA – 3-22-23 – Stongate Landing, LLC – mod. of comp permit – transfer phase B to a separate entity , new archte. Homes

Easton PB.& ZBA – 4-3-23 – Zoning By-law - corrections – appendix A-1 – Flood – overlay district

Lakeville ZBA -dec –

Norton P.B. - 3-28-23 – 4 Mansfield Ave – upgrade the current 4800 sq. ft. building’s sewer connection and utilities

Lakeville ZBA dec – K &J Doggy Palace LLC – dog care business – 330 Bedford St.

Berkley ZBA – 4-4-23 – McCaffrery & McAuliffe – 16 Riverside Dr. – for a SP for the reconstruction of non-conforming single family residential structure.

Easton ZBA – 4-11-23 – 30 Eisenhower Dr – SP pursuant to Easton Code Book Chapt. 234 zon, S 235-25 & 235-56

Lakeville ZBA – 3-30-23 – 3-30-23- SP to allow the razing of a portion of a pre-existing non-conforming house on a non-conforming lot and construct new dwelling.

Lakeville ZBA – 3-30-23 – special permit for an internally illum. Sign – 15 Main St.

Norton ZBA - variance granted – 91 Bay Rd.

Norton P.B. - 3-28-23 – zoning amendment –

Middleboro P.B. – 4-18-23 – SP for Simply Lifted Inc, - Adult Use Marijuana Cultivation and product manufacturing facility with delivery of marijuana projects to retailers & consumers.

Middleboro P.B. – 4-18-23 – SP for Gas Bus. LLC – Adult Use Marijuana Delivery Service – Map 49, Lot 4928