



## TAUNTON PLANNING BOARD

141 Oak Street – office address

15 Summer Street – mailing address

**Taunton, Massachusetts 02780**

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*Denise J. Paiva, Head Administrative Clerk*

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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 June 1<sup>st</sup>

### TAUNTON PLANNING BOARD

#### AGENDA

June 1, 2023 at 5:30 P.M.

#### CONVENE:

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

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Approve minutes of May 4, 2023

#### OLD BUSINESS

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Logan Drive - Update on basin

Hart St. Estates (Titus Way) – release of lot 3

#### NEW BUSINESS

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Public Hearing - Special Permit/Site Plan Review – 95 Summer St. - to allow a 5,000 s.f. office and 15,175 s.f. of storage for contracting business, submitted by Charles Robson, Oak Street Development LLC

Public Hearing - A Special Permit/Site Plan Review- 1925 and 1939 Bay St. (parcels 14-19, and 14-18 - to allow an automobile filling station with a 4,000 s.f. convenience store, 1,186 s.f. restaurant with a drive-thru with 16 seats (8 interior, 8 exterior) within the Business District and a request for 50% waivers of the front, side and rear landscaping buffers, submitted by BD Management, LLC

Public Meeting - Stevens Street, parcel I.D. 119-63 - for 10,000 sq. ft. of outdoor storage area and 50 parking spaces to be used in conjunction with the landscape operation on adjacent property, submitted by Cotley Street Realty LLC.

Public Meeting - 262 & 264 Broadway (parcel I.D. 39-204, 39-205 and 39-159)- to allow a 120 sq. ft. takeout restaurant and three outdoor picnic tables in conjunction with the existing furniture store (2,250 sq .ft. existing building comprised of 2,130 sq. ft. for furniture store and 120 sq. ft. for takeout restaurant), existing 2 family home and existing food truck, submitted by Omar Cruz.

**APPROVED FORM A LANS**

<b>Name</b>	<b>Address</b>	<b>Lots</b>	<b>date approved</b>
Ferreira Dev. Group LLC	197 Tremont St.	2	5/4/23
David Berdos	112 Shores St.	2	5/4/23
MRH Dev. LLC	53 Ashland St.	2	5/19/23

**Surrounding Town P.B Meetings (informational purposes only)**

Norton P.B. – 5-9-23 – SP & SPR – for a 49,400 sq. ft. addition to the existing Bernie & Phyls Bldg. – 306-308 E. Main St.

Easton P.B. & ZBA – 5-22-23 – SP for a duplex dwelling – 537 Turnpike St.

Norton ZBA – 5-17-23 – variance for a dimensional setbacks for a proposed addition & size of accessory bldg. – 29 Charlotte Ave.

Rehoboth P.B. – SP for amendment of Def. Subdivision – Rehoboth Country Club phase 2 & 3 -

Berkley P.B. – 6-1-23 – Berkley Zoning Byl-law –

Berkley P.B. – 6-1-23 – Office zoning map amendment – create a new general business zoning district 27 , 29, 31, and 37 locust st.

Rehoboth P.B. – 6-7-23 – Calito Dev Group LLC – site plan approval for the construction of a 10,649 sq. ft. retail facility with paved parking & driveways, stormwater management system & landscaping -469 Winthrop St.

Norton P.B. dec - comp.permit - 253 mansfield ave.- 60 rental units in a single 4 story structure.

Lakeville ZBA – 5-18-23- SP to construct a 12’ x 20’ garage within setbacks.

Lakeville ZBA – 5/18/23 –SP to raze pre-existing non-conforming dwelling & construct a new dwelling . 113 Staples Shore Rd.

Lakeville ZBA – 5/18/23 – SP for an auto service use – 5 Harding St.

Lakeville ZBA – 5/18/23 – SP for a 12’ x 12’ expansion to an existing deck on a pre-existing lot – 4 Hollis Ave.

Lakeville ZBA dec – 29 Stapled Shored Rd., - SP granted to raze a portion of a pre-existing lot & put new dwelling

Lakeville ZBA dec – 15 Main St. – SP granted for sign that will be internally illumin. & will include non-illuminated changeable copy.

Norton P.B dec.- SP for 43 Charlotte Ave. – SP granted for a duplex

Easton ZBA – 6-6-23 – Variance for the construction of a single family dwelling on a non-conforming lot. At 253 Purchase St.

Lakeville ZBA dec – 14 Coombs St. – variance granted to place a shed within side setback.

Lakeville ZBA dec – 25 Rush Pond Rd. – A variance granted to construct a porch within the front setback

Lakeville ZBA dec – 109 Bedford St.- comp.permit – granted to construct 12 single family dwellings (9 market rate, 3 affordable )

Lakeville ZBA dec – The residences of LeBaron Hills,LLC - mod. of comp. permit –