
TAUNTON PLANNING BOARD MINUTES

Meeting held at 15 Summer Street, City Hall, in the Chester R. Martin Municipal Council Chambers

DATE: September 7, 2023

BOARD MEMBERS:	Anthony Abreau, Chairman	Michael Monteiro
	Bob Campbell	John Reardon
	Manuel Spencer, Clerk	Dennis I. Ackerman, Vice Chairman
	Brian Carr	
ADVISORS:	Kevin Scanlon, City Planner	
	Michael Patneau, City Engineer	

Roll Call: Ackerman, Reardon, Abreau, Spencer, Monteiro and Carr present. Meeting opens at 5:31 PM

Dennis made motion to approve Aug. 3, 2023 minutes, seconded by Manny. All in favor.

Manny made motion to revert out of order, seconded by John. All in favor.

Public Hearing – 36 Stevens St. – A Special Permit from Section 440 Attachment #1 of the Zoning Ordinance for an 830 sq. ft. Accessory Dwelling Unit in a Suburban Residential District, submitted by Frank & Jill Lagace

Roll call: Ackerman, Reardon, Abreau, Spencer, Monteiro, Carr. Hearing opens at 5:31 PM
Frank & Jill Lagace invited into the enclosure. Dept. comments were read from City Planner, B.O.H., Conservation Commission, Water Dept, and City Engineer were placed in file. Jill stated they had an accessory dwelling unit approved in 2015 for her mother. She passed and they never renewed it. Now they need to re-instate in for her brother to live. Public Input: No one in favor or opposed.

John made motion to approve the Special Permit for an 830 sq. ft. accessory dwelling unit, seconded by Manny, with the following condition:

- All dwellings must comply with the Minimum Standards of Fitness for Human Habitation, State Sanitary Code, Chapter II.**

Vote: 6 in Favor

Anthony Abreau	YES
Dennis Ackerman	YES
John Reardon	YES
Manuel Spencer Jr	YES
Michael Monteiro	YES
Brian Carr	YES
Robert Campbell	Absent

Hearing closed at 5:35 PM -

Documents used as part of the hearing were: dept. letters from City Planner, B.O.H., Conservation Commission, Water Det., City Eng., plot plans, plans showing footprint..

Public Hearing- A Special Permit from Section 440-201 for a common driveway to access 3 lots on Burt Street known as property I.D. Map 61, Lot 11-

Letter from Applicant requesting a continuance to next month. Applicant has filed with ZBA to remove a condition relative to no cut zone (ZBA meeting o 9-28-23)

Motion made and seconded to grant continuance to next month.

Vote: Ackerman, Reardon, Abreau, Spencer, Monteiro, Carr.....Yes

Hearing continued to October 5, 2023

Cont'd Public Hearing - Special Permit/Site Plan Review- 515 Middleboro Ave., Prop. I.D. 96-135 and 96-134 - 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 Andy Amaro

John DeSousa and Andy Amaro were invited into the enclosure. John stated they met with the City Engineer and due to the high water table came to the conclusion they would eliminate the drainage basins. The new plans show the elimination of the equalizer pipe between the drainage basins. They showed the proposed mill in place for most of the existing asphalt. The existing asphalt will remain in front of the building and includes the handicapped space. The new entrance will be asphalt also. The plans show the rolling gate at the truck entrance and they removed the covered tire storage to the east of the building and the dumpster enclosure will be at the western side of the parking. They will provide customer parking signs at the customer parking spaces. They will connect the utilities from the back side of the building. They will be re-building sidewalk wit new edging. Manny stated they did a lot a work and he's happy they took care of all the previous violations. Tony stated he talked to them about adding a 4-5 wide grass strip across the whole front to facilitate drainage and John agrees to that. Brian is happy to he made the changes and he stated Andy called him directly explaining what they were planning. Brian reminded Andy that in the future if there are any changes to the site he MUST come back. He must care of it through the city because we have rules & regulations. Mike also received a call from Andy and Mike wanted to make sure in the future he comes before he's present at a meeting to show good faith.

Mike made motion to open public input: seconded by Manny. No one in favor or opposed.

Public input closed.

Dennis made motion to approve the Special Permit/Site Plan Review with the dept. comments and following conditions:

Condition #1) That the plans dated February 1, 2023 and revised through September 5, 2023 shall govern with the following additional conditions;

Condition #2) Lighting shall not illuminate any portion of abutting properties

Condition #3) The site shall be kept clean and clear of debris

Condition #4) Two sets of as-builts shall be submitted upon occupancy for all work on site and shall include design engineer and land surveyor certification notes stating the development has been built according to the approved plans. Plans will show all construction of buildings, utilities, grades, setbacks etc

Condition #5) Two sets of updated plans shall be provided that conforms to this decision prior to Building permit

- Condition #6) Dumpsters shall be shown on the plan, kept closed at all times, be located on a concrete pad, be emptied regularly and be enclosed in a fenced area with a 6ft stockade fence or equivalent
- Condition #7) That 12 spaces be designated for storage for vehicles waiting to be worked on or picked up in association with the Repair use and that said vehicles only be parked or stored in these designated locations
- Condition #8) That the number of vehicle on the class II license be 56 vehicles and that said vehicles shall be displayed in the 56 designated spaces as shown on the plans
- Condition #9) Accessible parking space shall have a van accessible aisle
- Condition #10) No exterior storage of materials
- Condition #11) Connect the sewer to one of the existing sewer stubs
- Condition #12) Add a rubber spill berm at the garage doors
- Condition 13) Provide a 4-5 foot wide grass strip along the entire frontage of the property to facilitate stormwater runoff
- Condition #14) Construct new sidewalk to meet city standards as presented at meeting.

Notes

Note 1) DPW permits are required including city licensed contractor, road opening and trench permits. Plans shall be submitted to DPW for water services, fire service line, gate valves and curb stops.

Note 2) Compliance with the Commission on Individuals with Disabilities letter for code related comments as follows:

1. Accessible parking spaces serving a particular building, facility or temporary event shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. The route needs to meet accessibility requirements including correct signage and it needs to be the shortest route to the door which also needs to be accessible.
2. If there is a bathroom available to the public it needs to be accessible.

Vote: 6 In Favor

Anthony Abreau	YES
Dennis Ackerman	YES
John Reardon	YES
Manuel Spencer Jr	YES
Michael Monteiro	YES
Brian Carr	YES
Robert Campbell	absent

Hearing closes at 5:44 PM

Documents used as part of the hearing were: dept. letters from City Planner, B.O.H., Conservation Commission, drainage report dated 2-23-23 revised 6-5-23, plans submitted by NorthCounty Group dated 2-1-23, revised 5-25-23, 8-16-23 and 9/5/23.

Whispering Pines Subdivision - close out subdivision and find the subdivision complete.

Verification from the Auditor stating the City has \$20,394.61 in an account set up under the DPW after the bond was called in the bond. Chairman Abreau stated the DPW will research and could use money to scope out the drainage & sewer. The City will have to accept the streets. Brian asked if any work need to be done and Chairman Abreau answers yes. He stated however the City only has \$20,394.61 so they will have to compile completion list . He suggests having the City Engineer compile punch list. Rudy Burer, 93A Indian Meadow Dr. asked how long the process is for street acceptance. Chairman Abreau stated about 2 months.

Meeting adjourned at 5:45 PM