
TAUNTON PLANNING BOARD MINUTES

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

DATE: October 5, 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: Abreau, Campbell, Spencer, Monteiro, Reardon, Ackerman present. Meeting opens at 5:30 PM

Manny made motion to approve minutes of Sept. 7, 2023, second, John. All in favor.

OLD BUSINESS:

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

Request to Withdraw.

Manny made motion to grant withdrawal, second, Mike. All in favor.

NEW BUSINESS:

Public Meeting - Site Plan Review- 74 Weir Street (Property I.D. 66-347 & 66-348) - to allow an addition to an existing one-story building for the construction of a mixed use building with 36 residential units and 1,938 sq. ft. of commercial space, submitted by Denise Asack.

John DeSousa, Northcounty Group, present.

Department comments were read into the record. Mike made motion to place on file, second, John.

John DeSousa (JD) makes presentation and gives updates. There is a new structural analysis for the slab. He will email it to the Board. Captain Bastis has approved the temporary unloading area in the fire lane. The back side dumpster will also be used by the Pearl Restaurant, and they will work out an agreement. Tenant outdoor space will have a fenced in area. First floor has two new entry points for residents. Commercial spots and amenities will be on the first floor. This is for grant purposes. John: explain the outdoor tenant space. JD: it will be a place to congregate with tables. No vehicles. It will be a fenced in area. Dennis: all are one bedroom apartments so shouldn't be many kids. JD: probably not Tony: is there an elevator? JD: yes next to the stairs. Manny: market rate around 1700-1800? JD: around 1800 or more. Manny: you are hoping for people from Boston? Will use public transportation. JD: the bus is available and the MBTA is coming. Looking to bring market rate to the downtown area. Manny: Parking? How do we provide transportation? Most won't be driving. JD: get a good mix of people with maybe only one vehicle or a bike. The Municipal

lot is close by and that is all that is required. Will also be making the laundry room smaller to accommodate more bike storage for residents. This will be shown on the final plan. Manny: what happens if you don't get the UPP grant? JD: The client is not relying on that. The project will still progress without the grant. Manny: would like Bob to speak about requirements of the concrete pad. JD: it will not sit directly on the concrete pad. Will do borings to make sure it can handle what they want it to. Will excavate down to make new footings. Bob: plus you will make enhancements as needed. JD: yes. It's going to be a new slab. The old one will be gone. Manny: Water level has been high there. Would water rise above the concrete? JD: During the 100 year storm there was flooding Manny: does the elevator go to all four floors? JD: yes Mike: will the foundation be undermined by water? JD: don't feel it will be a problem. The slab has been in the ground since the 40's. Once borings are done we will know more. Can't reutilize the slab that is there, soil there needs to be usable. Mike is concerned with parking. El Mariachi lot fills up quickly now and would like outside bike racks. JD: Commercial tenants do not have access to residential space and areas. There are 8 resident parking spots on site. Council waived the parking. This project is within the requirements with a Municipal Parking lot in the area. Manny: the City needs more parking areas. Bob: when parking requirements are waived we should have a fund set up for more parking areas. JD: possible two spots of the eight will be handicap parking. Bob: it's a good project. MBTA on County Street will be open next summer. Dennis: one spot of the eight should be handicap van accessible. JD: yes Dennis: maybe you can make some kind of arrangements with the parking garage on School Street for tenant permits. Tony: likes Mike's request for outside bike racks JD: we can do that.

Motion by Bob, second John to open public input. No Public Input. Bob, second Manny to close public input.

John made Motion to approve the Site Plan Review with Department Comments and Conditions:

Condition #1) That the plans dated August 15, 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) show the roof drains on the plans w splash pads

Condition #7) show the utilities on the plans

Condition #8) compliance with the Order of Conditions number 3058 from Conservation Commission

Condition #9) the parcels shall be combined via a recorded 81X plan prior to any building permits

Condition #10) show the fencing for the tenant use space on the plan

Condition #11) the dumpster shall be located on a concrete pad, enclosed with a stockade fence, be kept closed at all times and be emptied regularly

Condition #12) add an outdoor bike rack

Condition #13) handicap spaces to be located as close to the building as possible

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) DPW specifications shall apply including backflow devices, pressure testing, materials, installation, inspection and approval and prior notice is required before any city water work is to be performed and inspections are required prior to backfilling

Note 3) Compliance with the Commission on Individuals with Disabilities letter for code related comments as follows

- 1. All AAB/ADA regulations to be followed for both exterior and interior**
- 2. Accessible routes need to be provided to all areas (sidewalk, curb cuts, detectable warnings, etc. (per 521 CMR20.00)**

Vote:

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

Documents: Plan, Department Comments, Application

Meeting Dates for Calendar 2024

Motion to accept the dates as read Dennis, second Manny.

Motion to adjourn Mike, second Brian.

Meeting adjourned at 6:16 PM