

September 23, 2008

Members present: J. Marot, B. Hoeg, Greg Kashigagian, and K. St. George

Meeting called to order at 7:30 p.m.

Hamilton Way

Glen Reed – This is the plan which was brought to you some time ago. The restrictions have been executed and they will be recorded at the same time that the Hamilton Way Plan is. Jim – any questions? G. Reed. Roger is to keep the dwelling and one buildable lot. Norma will have the remaining land. Brian – there is no acreage on the lots. Glen Reed – the lots were previously there. Jim – make sure you maintain 175 feet of frontage at the 40 foot setback. Glen Reed – it would be more. Jim – this is basically for conveyance purposes only. Lot A can not be built on unless the road is completed. Greg – I make a motion that we sign the plan and restriction. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous. Check in the amount of \$200.00 was received..

Colin Morneau – Board of Appeals

Mr. Morneau – this is a modification of a dwelling – I previously appeared before the Board of Appeals. We were the 1st applicants under the new rules. Jon Pink design a plan for a 3 bedroom septic system. Board of Health informed me that it is 3,000 feet short of some state regulations for nutrients. We received a variance from Board of Health. It is our understanding that the Board was looking for us to submit plans for a small dwelling with a stipulation that it could never become a 4 bedroom house. We are going back to the Board of Appeals with a 3 bedroom septic system. We have reduced the house size with only 3 bedrooms. Jim – the lot is 24000 square feet. Mr. Morneau – yes. Presently it is a mobile home and 2 car garage. We are presently speaking demolition of the home and garage. Nancy – what is the lot size. Jim 24,000. Mr. Mornau – I can meet all of the set backs but there is not enough lot size. The plan shows 1993 square feet on the 1st floor and 825 sq. feet on the 2nd floor. –It shows 2 bedrooms and the layout is such as it can not have any more bedrooms. Jim – we are just making a recommendation. It meets all of the setbacks. Colin M – ZBA asked us to modify. Jim – plan clarifies it for us. I would entertain a motion. Brian – I make a motion that we recommend. Greg 2nd the motion. Jim – all in favor. Vote was unanimous.

Hearing re Proposed Neighborhood Business

Jim – notice as it appeared in the Middleboro Gazette. Ad appeared on August 14, 2008 and August 21, 2008. I would ask that when you speak you you're your name and address for the record. Nancy Yeatts, 19 Twin Oaks – Who is presenting this at Town Meeting. Derek Maxie – a Master Plan member through our committee. Darlene Donnelly where is this going to be. Jim – it is going to be on the warrant for Town Meeting and it should have a place in mind. Bob lafrate I don't believe it was a blanket thing for the whole town. I believe what we

had in mind was getting a few suggestions from the Planning Board as well as the Board of Selectmen. We were looking at Main Street, Taunton Street and County Road. Jim – I would think you need to specify a special area. Bob lafrate – We are looking for guidance. Derek – The Board of Selectmen were suggesting one location as a trial. We were looking at the 105 location. Jim – it would require a special zone with a hearing at that time. Nancy – I have several problems with this. The Master Plan was done quite some time ago. Since that period of time there have been several plazas built. We have business now and there are a good deal of the places vacant. There are no original members left. We need to work on it more. I don't think we need this at this time. We need to try to keep set of rules. Brian – wasn't this requested by the last Master Plan. Jim – the Master Plan is a work in progress. Things are not moving at this time because of the financing. I agree we need to work on this quite a bit. I have a problem with the 20,000 square feet. I think the wording should be looked at. I would like to see us move forward but it needs to be more restrictive. We need to take specific areas to the Town Meeting floor. If the committee is looking for guidance we need suggest it first. Darlene – I thought he had come up with a few areas. The Building Inspector gave me the impression that this was already to go. I am here for my interest. I decided to back off because I was under the impression that my spot to the coffee shop was being considered. It seemed to be great for the area. I would like it to go to Town Meeting floor. Nancy – we are doing a whole by-law and it needs a lot more work. Bob I – I think that my group spent a lot of time and review by Kopelman & Page. We are asking for guidance as to the areas. I don't believe it will wok with only 1 area. We had 3 or 4 locations. Nancy – if we are going to invite areas to be a part of this we need to notify the people involved. Brian – I feel that we need to look at this more closely. We need a further breakdown. Jim – there are things which should be included. I think hours of operation should be a concern. Brian – I think all information should come from the site plan review. Bob I – basically we are giving this to you so that can get your thoughts. Derek – this is more than a at home occupation. ZBA is going to hold hearings on each because they are the ones that would issued the special permit. Jim – I understand what you are looking for and we will have to get back to you. Bob I – are next meeting is in . Jim – we can come back to October 6, 2008. Bob & Derek – we really need some time on work on this. Jim – what about if we continue this to November 18? Bob and Derek – this would be fine. Jim – at this time I would like a motion concerning the continuation of this hearing. Brian – I make a motion that we continue this hearing until November 18, 2008. Kevin—2nd the motion. Jim – all in favor. Vote was unanimous.

1 Main Street – Ben Lewis

Jeff Couture SITEC – I am here concerning 1 Main Street – Ben Lewis project. Brian Lewis – I do not see where there will be any great amount of traffic into the area as we have 4 employees and that we normally have little client traffic. I have ad this practice for approximately 10 years. It is an office that would be closing at 5 p.m. and is a low activity business. I am talking a couple of spaces

up front for clients. We are working with the building that is there. We are considering a new roof, siding and landscaping. Jeff C – the site is at the corner of Main Street and Rhode Island Road—approximately 12,270 square feet. It is 2 story, shingled one family home. The paved area is shown. This has been scaled down to what it is in front of your now. 12,000 square feet in area. One space per 1000 square feet. 6 parking spaces and 1 handicap. Jim – 9 x 20 is required. This area is paved remainder will be original stone. There will be 3 area lights which are addressed in the landscape plan. Storm water runs to the South and East but there is actually little runoff. We have provided catch areas. There are 2 test pits on the site. It is like beach sand – it will percolate through the sand. We have added a guard rail and 2 caution signs. We have 2 spaces designated for clients. Jim – the plan shows width at 8 feet. Greg – no dumpster on site? Do you have specs for the guard rails? Engineer – I like the wooden but we are open to suggestions. Jim – I believe that it would be good for that site. Engineer – we can provide a detail for the wall. Mr. Lewis – We were looking at texture layer block. Jim – guard rail would be forward. Engineer – 2 feet between edge of wall and crushed stone. Jim – what will prevent the crushed stone from going into your lawn? B. Lewis – at this point everything drains right. We will be adding to it at a later date. We are here for the duration. We will be sure it is maintained. Chris – do you have drain calculations? Derek – The Board of Selectmen did review this and we were asking questions concerning the sign. Engineer – It will be 10 feet from the property line. B. Lewis – we could eliminate the sign at this time. Jim – we are looking for something on the plan about the sign. We are looking for something in the line of a monument sign no more than 6 feet. B. Lewis – I am looking at something 5 feet x 3 ½ feet with the light shining down on the front. The retaining wall will be approximately 3 feet high. Chris – there needs to be a sign for the handicap. Jim – do you have any objection to paving the handicap area? Chris – It would be better to pave the area. Greg – are they going to come back with a revised plan – guard rail placement, sign information, handicap sign, rear sign, calculations for Chris and the information on the rail? Chris – we need the calculations. Have you shown this to the state? Engineer – I don't think we need to go to the state. B. Lewis – is that your requirement. My fear is that we are going to run into the winter. We are looking to you for your recommendation and there is almost nothing that we would not do to work with you. Engineer – we are not impacting any resource area. Chris – this whole area is probably a 10 year store. I understand your issue but I don't think you have a concern. Jim – I don't think a 2 year storm is enough but I feel it should be at least a 10 year storm. Chris – I would like to see what the impact is. Brian – I don't see why he can't come back in 2 week. We don't have any thing. B. Lewis—t he silt fence has been installed. Chris – we should be looking for figures for 2- 10-25 and 100. Jim – we also need for you to give us some information on the sign. Brian – I make a motion that we give him tentative approval to start the work but we will only give final approval when he returns with a completed plan. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bill Brophy – I am looking to have the Board do a physical site review. Jim – how is 5:30 p.m. on Friday? Board in agreement that they will check the site on Friday 9/26/08 at 5:30 p.m. Pauline to post meeting.

Roan Barber – Satucket Trail (Jim left) Brian to Chair meeting. Roan – I would like to expedite things and was wondering if it would be possible to hold a lot as security. Brian – we don't do that. We need cash or a bond so that we have funds to complete the road if you are unable to complete it. We need to have at least the base coat down and cash or bond for the cost of finishing the same before we can release any lot or lots.

Harrison Lee – As you are aware we previously appeared before the ZBA because we do not have any frontage for Lot B. Mr. Foster suggested that we come back to the Planning Board and suggested putting in a private road or driveway to gain frontage to service just that lot. Jim – it is beyond our jurisdiction. H. Lee – he seems to think if we put in a road it would change things. Jim – there is nothing that we can do. You would have to go back to the engineer and see if it could be accomplished. The road would have to be engineered. It does not mean that it would necessarily have to be built but you have to show us that it could be done.

Electronic Sign

Rita – are you looking to prohibit all together? Town Counsel has said that off premises signs are allowed. Location of sign 6.6.6 – you would have to go for a special permit.

Accessory Apartment

Rita -- 10.3.2 owner must be primary resident of the main dwelling or the accessory. It is also necessary for them to file a Certification of filing.

Bills

Jim – I have a bill for advertising in the amount of \$121.56. Greg – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor.

Next regular meeting October 6, 2008 and October 21, 2008.

Greg – I make a motion to adjourn. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meeting adjourned at 11:15 p.m.