

August 6, 2007

Members present: B. Hoeg (Acting Chairman), K. St. George, B. Hoeg. Greg Kashgagian and W. Healey

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

Woodridge – Gene Bartlett

Pauline – Town Counsel has advised against taking a lot from Gene Bartlett as securing until the road has been finished. At this point you will not rescind the vote previously taken and make a new motion concerning the amount of funds needed. Chris – my figure of \$25400.00 includes the 25% increase. Walter – I make a motion that rescind our previous vote of allowing a lot to be held by the town and in its place he be allowed to put up a bond or passbook in the amount of at least 254,000.00. Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous.

Bills

Brian – I have a bill from the Middleboro Gazette in the amount of \$201.25 for advertising concerning the Broden and Barber Hearings. Walter I make a motion that we approve the same for payment. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

Curb Cut 220 Kenneth Welch Drive

Ken Motta – this is a plan with a minor change for CanPro's site plan. We are showing adding an 8 foot fence on the westerly side. It will serve as further buffering for the residential area. We are talking from the chain link fence forward. Kevin – I make a motion that we sign the plan with the minor modification. Walter – 2nd the motion. Brian – all in favor. Vote was unanimous.

Board of Appeals

Brian – this is an application from the Board of Appeals for Erickson. It is my feeling that we do not have enough information to make a recommendation. Walter – I make a motion that we send a letter to the Board of Appeals stating that we do not have sufficient information to make a recommendation.

8 p.m. – John Broden Hearing Huntinghouse Brook – off Howland Road

Notice as it appeared in the Middleboro Gazette on July 19, 2007 and July 26, 2007. Brian – at this time I would like to give the engineer the opportunity to explain the plan and then I will let the abutters or anyone in the room the opportunity to speak or ask questions. Tony Espisito (Outback Engineering) This is an area of approximately 22.4 acres adjacent to Freetown—It is a 3 lot sub-division. It is residential property. I have listed a number of waivers on the plan including the construction of the road. We are requesting the right to have two driveways in place of the road so that each building would have their own driveway. Basically we are looking for a waiver of the roadway and having two driveways in its place. There is presently a well in existence on the property. Lot 3 would be unbuildable if the driveways were allowed and the road waiver

was given. The detention pond is figured on a 100 year storm. Brian – As far as the waiver for the road is concerned you have to be able to show us that you can do the road and show all of the calculations before it can be waived. Basically he is saying that if the road is not built Lot 3 would be unbuildable. If however he does put in the road that would then become a build able lot. If after the waivers are granted he decides that he wants to build the road he would need to come and go through the procedure all over again and abutters would be notified. Kevin – Parcel A is part of which lot. Engineer – Parcel A is part of Lot 2. Chris – my comments would be the same except #1 is obsolete. Ken Branco – Where will the retention pond be. Engineer – if the road is built it would be on Parcel A. Chris – the water would be going toward Howland Road. K. Branco – our lots are low and we get water now. Anthony Charland – this is the retention pond? This is the culvert that goes through my property Charles Longe - water is washing out all of this area in here. Engineer – Sheet 3 show they we are catching two thirds of the road water in to the basin. This is figured on a 100 year storm design with a spill way if it is more. The drainage calculations show it as being reduced. Brian – if you don't build the road what then? Engineer – small driveways will have less runoff. Brian – where are you showing the pre-construction flow going now. Engineer – it goes way back here. Brian – that is the cut for that roadway. Kevin – what is that on. Engineer – sheet #9. Chris – a leaching catch basin would be useless. I would suggest a swale. Greg – how much lower is that. Engineer we are flattening it out. C. Longe – what is the elevation. Engineer – 98 here – 92 back here. A. Charland – our concern is the water. Chris – we are going to try to correct that. We will be putting in a burm . Ken Branco – the driveway will not be in a good location. It will be a big safety issue. Brian – I am going to ask that you take off all of the waivers except for the waivers concerning the roadway and that you come back to our next meeting which will be August 20, 2007. At that time you will also have had the opportunity to look into the swales. Lot 1 is near wetlands. You will also need to see how you can minimize the water from the roadway. Anthony Charland – what happens to the existing driveway? Engineer – it will be used with this house. Brian – may be it would be a good idea to have Mr. Braden come with you so that we can talk about this driveway. Mr. Branco – I don't see water coming from the old driveway. Brian – I ma asking him to make it less. Mr. Branco – which way is this going on to Howland Road. Walter – we need to check on the traffic safety. C. Longe – that is all you're asking for is 2 house lots. Engineer – we had to create a plan to allow an additional driveway. Construction of the road is not going to come into play if we are allowed to do the driveways. C. Longe – if the road is there how do buffers work? Chris – if the plan comes back you could ask for them to leave certain trees. Brian – if the come back we can require certain things. Walter – I make a motion that with the assent of the petitioner that we continue this hearing to our next meeting on August 20, 2007 at 8 p.m.. Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous.

Cold Storage Freezer Plant

Brian – this is the plan that was previously given the go ahead by Jim. Nick has now given it his okay Walter – I make a motion that we give the plan our approval. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous and Nick's report made a part of the file.

Morgan's Place

Pauline – GAF Engineering has dropped off plans for Morgan's Place which is part of the Lakeville Country Club . We need to set a hearing date. I would suggest that we advertising August 16, 2007 and August 23, 2007 and that the hearing be held on September 10, 2007 at 8 p.m. Brian – does anyone have a problem with that date? Advertising to be done and GAF notified of the hearing date.

Vital Med

Bob Atlantic Engineering – at the last meeting you gave tentative approval based on 2 conditions. The original storm basin was to have plantings within the basin with approval. Board of Health has also given their approval. I have shown the landscaping information to the storm water basin. Greg – are you showing a guardrail in this area? Bob – we did make the slope changes – it is a 2 – 1 slope from the road level – then 3 – 1 in basin. Brian – do you have the lighting information. Bob – Sheet 7. There are pole lights with a shoe box affect with the lighting down. The wall plaques also have the light showing down. The poles are 22 feet. Kevin – is that 25 with the base. Bob -- they are 15 feet poles. Brian – are you talking the height from the road to the ball. Box – maximum of 12 – 14 feet. Brian – what about the wall? Bob – we will give you calculations for the walls before any constructions. It will be reinforced concrete modulation blocks. Brian – how big. Bob 16 x 6 in height. There will be a 4 foot separation. Kevin – I make a motion that we approve the conditions. Greg – 2nd the motion. Brian – all in favor. Vote was unanimous.

Satucket Trail – Roan Barber

Braydon – I believe that we have made all of the changes that Mr. Peck had suggested. We are confident with what is there. Roan – it is all sand. Braydon – We have attached a operation and maintenance plan. We have shown the location of the test pits. We have shown the access to the cemetery and it has been kept all on one lot. There has also been a note added concerning the street trees. A sub drain has been added. We have also noted the relocation of the manhole that had been requested by Chris., The Erosion control rip rap material has been added. Roan – I have met with the Cemetery Commission and have signed the agreement concerning the right of way as part of the deed restriction. Walter – I make a motion that we approve the same with the changes and send it upstairs for the appeal period.

Pauline – next regular meeting will be August 20, 2007

Walter – I make a motion that we adjourn. Kevin – 2nd the motion. Brian – all in favor. Vote was unanimous. Meeting adjourned at 10:45 p.m.