Tuesday, July 9, 2019

Adam M. Bond, Chairman
John F. Healey, Clerk
Edward J. Medeiros
William B. Garceau
Tracie Craig-McGee
Anders Martenson IV, Associate Member

Middleborough Town Hall
Board of Selectmen’s Meeting Room
10 Nickerson Ave.
Middleborough, MA 02346

Members Present: Adam M. Bond, John F. Healey, William B. Garceau, Edward J. Medeiros, Tracie Craig-McGee, Anders Martenson IV, Associate

Members Absent:

Others Present: Leeann Bradley, Town Planner

7:09 pm Chairman Bond called the meeting to order.

Chairman Bond led the Pledge of Allegiance.

**ADMINISTRATION**

Unanticipated

There was a discussion on cigarettes and vape shops. Vaping and flavored products will be sold at two locations in Middleborough.

Mr. Bond advised Middleborough was not invited to Freetown’s South Coast Rail Kickoff.

Payment of Bills

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**Motion by Mr. Healey, seconded by Mr. Garceau to pay invoices as read. Vote 5-0-0**

Approval of Minutes
May 7, 2019 & May 21, 2019 as corrected

**Motion by Mr. Medeiros, seconded by Mr. Healey to approve minutes as amended. Vote 5-0-0**

Approval of Form A Lots

7:30 pm – Brouillard, Purchase Street, 1 Lot, 19-18-A

Mr. Lucien Brouillard of 177 Purchase Street was present to discuss lot reduction. Town Planner recommends endorsement for buildable lot 1 as plans have already been through conservation and has an order of conditions. She mentioned there was a full site plan and meets all the requirements.

**Motion by Mr. Healey, seconded by Mr. Medeiros to approve the plans subject to correction on the locus map.**
**Motion by Mr. Medeiros, seconded by Mr. Healey to amend motion to reflect WRPD district on locus map.**
Vote-4-0-1 Abstain Mr. Medeiros

PUBLIC HEARINGS

**SEE ATTACHED FOR HEARING MINUTES**

OTHER

7:35 pm – Turner Brothers – 10 Commerce Blvd - Discussion

Mr. George Turner was present to discuss Turner Brothers site. There was a discussion on material debris, buffer zones and fencing. Mr. Turner mentioned that he had no manpower to move debris inside. Mr. Medeiros pointed out the fence was 90 feet in the buffer zone. The board requested slats on fencing that abuts resident Mr. Mackiewicz. There was a discussion on type of slats. The Board wanted to discuss with Mr. Donald Mackiewicz and Mr. Turner agreed. There was a discussion on post and rail fence, both agreed to October 1 as deadline to install. There was a brief discussion on Mr. Turner’s second building. The board requested some plans by September 3.

8:00 pm – Meeting Minutes – format, detail, etc. - Discussion

No discussion

8:00 pm – Possible Change in Meeting Time - Discussion

The Board agreed to change start time to 6:30pm.

**Motion by Mr. Medeiros, seconded by Mr. Healey to start meeting at 6:30pm. Vote 5-0-0**

8:08 pm – Historic Overlay – Zoning Changes – 6/14 Memo - Discussion

Town Planner Ms. Bradley stated she submitted a memo from June 14 regarding all concerns from the public and Historic Commission. There was a discussion on rezoning new district called “GUH”, General Use Historic. Mentioned having design standards guidelines to regulate new construction while protecting original structures.

Mr. George Durant, 10 East Grove Street was present. The Board advised him to attend stakeholder’s meeting.

ADJOURN

Motion by Mr. Medeiros, seconded by Mr. Healey to adjourn. Vote 5-0-0
Meeting adjourned at 8:33 pm

John P. Healey, Clerk
AGENDA/ PACKET
July 9, 2019

1. Agenda
2. Planning Board – Executive Session Packet
3. Draft Minutes – 5/7/19
4. Draft Minutes - 5/21/19
5. Purchase Street – Plans from Webby Engineering to PB re: Form A, Brouillard, 2 Lots dated: 7/2/19
7. John Perkins Way – Email from L Bradley to P Carrara re: Modification 2nd review dated: 6/21/19
11. 10 Commerce Blvd – Email from L Bradley to G Turner re: Attending a Planning Board meeting dated: 6/21/19
12. 10 Commerce Blvd – Letter from G Turner to L Bradley re: Response to Site Walk Thru dated: 6/10/19
13. 68 Fuller Street – Memo from L Bradley to Board of Selectmen re: Earth Removal Permit Renewal dated: 6/12/19
14. 88 Everett Street – Letter from L Bradley to ZBA re: Special Permit Accessory Apartment dated: 6/21/19
15. 355 Wareham Street – Letter from L Bradley to ZBA re: Special Permit Medical Marijuana Cultivation & Product Manufacturing Facility dated: 7/2/19
16. 142 East Grove Street – Letter from L Bradley to ZBA re: Special Permit 3 Duplex Residential dwellings dated: 7/2/19
17. 68 Fuller Street – Letter from L Bradley to BOS re: Review Response Letter Update dated: 7/2/19
18. 49 Plymouth Street – Letter from L Bradley to BOS re: WRPD Special Permit Application dated: 7/1/19
19. South Coast Rail – News Article of Ground Breaking in Freetown, MA dated: 7/2/19
21. SRPEDD – Email from L Bradley to PB re: Historic District – Zoning dated: 6/14/19

SUPPLEMENTAL

22. Wildflower Estates – Form H from Mather to PB re: Modification of Subdivision Form H Covenant dated: 7/9/19
23. Wildflower Estates – Email from D Murray to PB re: Modification all set to form dated: 7/9/19
24. Wildflower Estates – Email from R Mather to L Bradley re: Form H Covenant – Modification dated: 7/9/19
25. Construction Administrator – Printout of Construction Administrator step increase rates dated: 7/9/19
PLANNING BOARD PUBLIC HEARING
Tuesday, July 9, 2019

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Members Absent:
Others Present: Leeann Bradley, Town Planner

8:00 pm – Wildflower Estates – Form C Modification 19-04-C-Mod
Owner: Marcus Baptiste
Applicant: Robert Mather
Expires: 10/11/19
(cont. from 6/18/2019)

The Planning Board held a public hearing at 8:01 pm. There was a discussion on the modification of Wildflower Estate subdivision by amending the Form H covenant dated March 15, 2006 to allow the connivance of Parcel E from the Wildflower’s Homeowner Trust so that it may be combined with other property to create additional lots with frontage on Wildflower Lane. Parcel E will have the full responsibility for maintenance and repair of the retaining wall and any deeds of connivance will be subject to this obligation to maintain and repair the wall.

**Motion by Mr. Medeiros, seconded by Mr. Healey to close hearing. Vote 5-0-0
**Motion by Mr. Medeiros, seconded by Mr. Healey to approve the modification Form C subdivision Wildflower Estates. Vote 5-0-0

John F. Healey, Clerk