On August 20, 2019, the Planning Board held a meeting at 6:30 PM at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. The meeting was called to order by Chairman Adam Bond at 6:30 PM. Planning Board Members present were: Adam Bond, John Healey, William Garceau, Edward Medeiros, Tracie Craig-McGee and Anders Martenson, IV Associate Member. Also present was Leeann Bradley, Town Planner. MCCAM was recording the meeting for local community broadcast.

ADMINISTRATION:

Unanticipated
Ms. Craig-McGee announced that Plymouth County will be spraying for mosquitoes in the area on August 21, 2019 depending on the weather.

Payment of Bills

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<th>Vendor</th>
<th>Invoice Number</th>
<th>Project</th>
<th>Amount</th>
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<td>Jacobs Driscoll Engineering</td>
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<td>Charlotte Court</td>
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</table>

Upon a motion by Mr. Healey and seconded by Mr. Medeiros, it was:

VOTED: To pay the invoices as read.
Unanimous in favor.

***************************

Approval of Draft Minutes

Upon a motion made by Mr. Healey and seconded by Ms. Craig-McGee, it was:

VOTED: To approve the Planning Board Meeting Minutes of May 7, 2019 with corrections.
Unanimous in favor.
August 20, 2019

Upon a motion made by Mr. Healey and seconded by Ms. Craig McGee, it was:

VOTED: To approve the Planning Board Meeting Minutes of May 21, 2019.

Unanimous in favor.

Upon a motion made by Mr. Healey and seconded by Mr. Medeiros, it was:

VOTED: To approve the Planning Board Meeting Minutes of June 18, 2019 with corrections.

Unanimous in favor.

Approval of Form A Lots

6:33 PM Archibald, 170 Highland Street, 1 Lot – 19-23-A, Expires 9/2/19

David Maddigan of Maddigan Land Surveyors is present for the discussion. Mr. Maddigan stated the applicant is proposing to cut out Parcel A from an existing larger parcel of land with a house on it. Frontage or setbacks are not changing. This is for a line change and Parcel A. Ms. Bradley sees no problem with the Form A and recommends endorsement. The intent is to transfer to Mr. Archibald at a later date.

Upon a motion made by Mr. Medeiros and seconded by Mr. Healey, it was:

VOTED: To approve the Form A Plan of Land for Maddigan Land Survey, LLC, dated August 8, 2018 entitled Form A Plan 168 & 170 Highland Street, Middleborough, MA prepared for Mack Archibald of 170 Highland Street,

Unanimous in favor.

Public Hearings, Meetings, etc.

ARL Healthcare, Inc. - 29 Harding Street - 19-02-CBD
Adult Use Marijuana Establishment – Retail
Owner: ARL Healthcare, Inc.
Engineer: Nunes/Trabucco

See attached for meeting minutes
August 20, 2019

Coletti-Retreat Lot Special Permit off Wareham Street - 19-03-RL
Owner/Applicant: Russell and Pamela Coletti
Land Surveyor: Maddigan Land Surveying

See attached for meeting minutes

OTHER:

6:34 PM Christina Estates – Form J Lot Release
Ms. Bradley stated that Christina Estates will be scheduled for a September meeting as they did not finish everything that is required. Mr. Garceau would like the area to be mowed. Ms. Bradley stated that it is stabilized and she will let them know they need to mow it. Mr. Garceau stated they are also missing one transformer; the cable TV is not in the box and the rear of the cul-de-sac where the common driveway is located, needs to be backfilled. Ms. Bradley will bring this to their attention.

6:36 PM John Perkins Way – Form J Lot Release
Ms. Bradley stated the developer does not need to be here for the discussion as the Board previously voted on the release. Mr. Steve Dixon has provided the Planning Department with a $50,000.00 cash deposit as surety. The Board will also be holding Lots #2 and 4. The Planning Board needs to sign the drafted Form J Lot Release.

7:30 PM Holton Estates – Discussion of Land Swap
Carl Malloch of Malloch Construction of 113 Padelford Street, Berkely, MA is present for the discussion. Mr. Malloch explained that Lot #3 is now under agreement, it is one of the lots being held for surety and he would like to swap with another lot. Discussion ensued on the lots and which would be the one to switch. Mr. Medeiros would like to see the roadway completed instead of holding surety.

Upon a motion made by Mr. Medeiros and seconded by Ms. Craig-McGee it was:

VOTED: To exchange Lot #11 for Lot #3 for surety for Holton Estates.

Unanimous in favor.

6:38 PM South Coast Rail – Economic Development Discussion – Jean Fox
Ms. Bradley summarized the stakeholders meeting. There is a site visit scheduled for September 16, 2019 at 2:00 PM.
August 20, 2019

6:42 PM Middleborough Subdivision Rules and Regulations
Mr. Bond asked the Planning Board if they would like to have PMP attend a meeting. Ms. Bradley would like to focus on PMP coming in on September 3 and finish reviewing the second half of the draft regulations. Discussion continued as to the color coding of the draft regulations mark up.

Upon a motion made by Mr. Medeiros and seconded by Mr. Healey, it was:

VOTED: To place the Middleborough Subdivision Rules & Regulations draft on for the September 3, 2019 meeting.

Unanimous in favor.

Update on Active Projects
No Discussion

Adjournment

Upon a motion made by Mr. Medeiros and seconded by Mr. Healey, it was:

VOTED: To adjourn the meeting at 7:33 PM.
Unanimous in favor.

Respectfully Submitted by,

[Signature]
John F. Healey, Clerk
AGENDA/PACKET ITEMS
August 20, 2019

1. Agenda
2. Draft Minutes – 5/7/19, 5/21/19, 6/18/19 & 7/9/19
3. Executive Minutes – 1/20/15, 9/13/16, 4/21/17 & 6/18/19
4. 168-170 Highland Street – Archibald Form A Plan dated: 8/13/19, 19-23-A
5. ARL Healthcare Inc. – Letter from Chief Perkins to PB re: Traffic & Parking Management Plan dated: 8/2/19
6. ARL Healthcare Inc. – Preliminary Estimate from C Peck to PB re: Mill Street dated: 8/5/19
7. Wareham Street/Paradise Lane – Recording of MA Quitclaim Deed from Coletti to PB dated: 8/13/19
8. Wareham Street/Paradise Lane – Recording from Coletti to PB re: Grant of Easement dated: 8/14/19
9. Wareham Street/Paradise Lane – Retreat Lot Plan from Maddigan dated: 8/14/19
11. Holton Estates – Recorded Form re: Amended - Form J Release Form dated: 5/7/19
12. Holton Estates – Plan of Land Court Numbering
13. Holton Estates – Plan of Form J Don’t Release Lots
15. Charlotte Court – Report from PMP to PB re: Construction Observation dated: 8/6/19
16. Charlotte Court - Report from PMP to PB re: Construction Observation dated: 8/13/19
18. Sachem Street – L Bradley to ZBA re: DPW Facility Special Permit dated: 8/12/19

SUPPLEMENTAL

19. Holton Estates – Plan of Land with Requested Lot Releases Highlighted received: 8/20/19 at meeting
PUBLIC HEARING

On August 20, 2019, the Planning Board held a meeting regarding ARL Healthcare, Inc. of 29 Harding Street scheduled for 6:45 PM at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. The meeting was called to order by Chairman Bond at 6:51 P.M. Planning Board Members present were: Adam Bond, Jack Healey, William Garceau, Edward Medeiros, Tracie Craig-McGee and Anders Martenson, IV Associate Member. Also present was Leeann Bradley, Town Planner. MCAM was recording the meeting for local community broadcast.

**ARL Healthcare, Inc. -29 Harding Street-19-02-CBD**

Adult Use Marijuana Establishment – Retail  
Owner: ARL Healthcare, Inc.  
Engineer: Nunes/Trabucco

Tim Shaw of 592 Wareham Street was present for ARL Healthcare, Inc. Mr. Bond read a letter dated August 22, 2019 from Chief Joseph Perkins referring to the traffic concerns. Mr. Shaw discussed the issues that were raised from the last meeting and he has addressed all concerns.

Ms. Loretta Bruffee of 16 Clayton Road discussed resurfacing Mill Street for the people of the neighborhood. Ms. Bruffee feels it is up to the Town of Middleborough to pave the road. Ms. Bruffee would like a traffic light as well as a crosswalk with reflectors. Discussion continued as to the traffic on Mill Street and Route 44.

Upon a motion made by Mr. Bond and seconded by Mr. Healey it was:

**VOTED:** To send District 5 and Representative Norman Orrall a letter for a traffic light with a copy of the Traffic Study. Ms. Craig-McGee will draft the letter and bring in to the next meeting.

Unanimous in favor.

Discussion with Mr. Dan McLaughlin of 10 Cordial Road completely disagrees with the light because of South Point.

Upon a motion made by Mr. Bond and seconded by Mr. Medeiros it was:

**VOTED:** to close the hearing.
August 20, 2019

Unanimous in favor.

Upon a motion made by Mr. Bond and seconded by Mr. Healey it was:

VOTED: To approve the Special Permit to be issued to ARL Healthcare, Inc. -29 Harding Street-for an Adult Use Marijuana Establishment 19-02-CBD, subject to the terms and conditions set forth in the Special Permit and approval of those by this Board.

Four in favor. One opposed (Ms. Craig-McGee)

Respectfully Submitted by,

John F. Healey, Clerk
PUBLIC HEARING

On August 20, 2019, the Planning Board held a meeting regarding Coletti Retreat Lot Special Permit scheduled for 6:50 PM at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. The meeting was called to order by Chairman Adam Bond at 7:19 PM. Planning Board Members present were: Adam Bond, Jack Healey, Edward Medeiros, William Garceau, Tracie Craig-McGee and Anders Martenson, IV Associate Member. Also present was Leann Bradley, Town Planner. MCAM was recording the meeting for local community broadcast.

Coletti-Retreat Lot Special Permit off Wareham Street-19-03-RL
Owner/Applicant: Russell and Pamela Coletti
Land Surveyor: Maddigan Land Surveying

David Maddigan of Maddigan Land Surveying was present as the representative for the applicant, Russell Coletti. The applicant is proposing to create a Retreat Lot. The Board has received a recorded Deed Document for Parcel A where Mr. Smith, an abutter, has transferred Parcel A to R&R Realty Trust, Pamela Coletti Trustee which is the same owner as the retreat lot. Access through Paradise Lane to the retreat lot now has a 100 year easement for the perpetual nonexclusive right privilege and easement to pass and repass by vehicular traffic or otherwise within the land area now known as the new access easement along Paradise Lane gravel drive located on 7 Paradise Lane. Mr. Maddigan stated that the document has not been recorded yet; it will be done at the same time as the recording of the Retreat Lot Special Permit.

Discussion continued as to the access of the land.

Russell Coletti owner of 7 Paradise Lane explained the reasoning of the easement over Paradise Lane and the purchase of the access to right of property.

Upon a motion made by Mr. Bond and seconded by Mr. Medeiros it was:

VOTED: to close the hearing.

Unanimous in favor.
August 20, 2019

Upon a motion made by Mr. Medeiros and seconded by Mr. Healey, it was:

VOTED: To approve a Plan of Land by Maddigan Land Surveying LLC. dated: January 30 2019 entitled Retreat Lot Plan Paradise Lane for Russell and Pamela Coletti of 7 Paradise Lane, Middleborough, MA 02346.

Four in favor. One abstain (Mr. Medeiros)

Respectfully Submitted by,

[Signature]
John F. Healey, Clerk