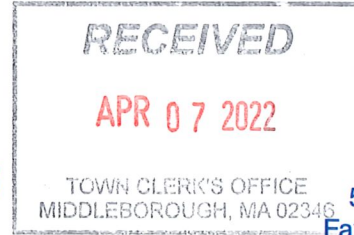




**Town of Middleborough  
Planning Board**

20 Center Street, 2<sup>nd</sup> Floor  
Middleborough, MA 02346



508-946-2425  
Fax 508-946-1991

**PB Draft – March 15, 2022**

Planning Board (“PB”) held a Zoom hybrid meeting at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. PB Members present – Chair, Edward Medeiros (EM), Clerk, Jack Healey (JH), William (Bill) Garceau (BG), Tracie Craig-McGee (TCM) and Allin Frawley (AF). Also in attendance, Leeann Bradley (LB) Town Planner, Joe Mandile (JM) Administrative Planning Assistant and Robin Perry, Senior Planning Department Clerk (RP). Anders Martenson (AM), Associate Member, was absent.

**ADMINISTRATION**

Chair, EM called the meeting to Order at 6:30 PM

Chair, EM led the Pledge of Allegiance.

Chair, EM stated the Board did not have any Continued Meetings or Hearings.

**Unanticipated**

Bo McMahon of 8 Station Street, LLC presented an option for a 40 B project at 8 Station Street. PB had requested a 40R project however, Bo does not feel the building will qualify for 40R. Discussion was discontinued and will be placed on the agenda for the April 5, 2022 Planning Board meeting.

**Payment of Bills**

GateHouse Media – Date 1.31.22 – Legal Ad – Commerce Blvd. – Invoice # CN14001450 - \$403.92

Mass Municipal Association – Date 3.3.22 –Senior Clerk Ad – Invoice #MMA36494 - \$150.00

**JH made a motion to approve; Seconded by BG**

**Motion passed unanimously.**

**Approval of Minutes -**

The minutes from the previous meeting on March 1, 2022 were not available.

**Form A Submittals –**

**Off Plympton Street, Map 35, Lot 595 – Waste Management- 23-04-A – deadline March 25, 2022**

Denied – can resubmit.

JH mad a motion to deny without prejudice. AF seconded. Motion passed unanimously.



**Public Hearing, Meeting, etc.**

**Middleboro Park at 495 Phase II – Modification to Definitive Subdivision Plan**

Deadline – April 24, 2022 – continued from February 15, 2022

Requesting continuance to April 5, 2022

**JH made a motion to approve the continuance. Seconded by AF. Motion passed unanimously.**

**Modification of Middleborough Park @ 495 5<sup>th</sup> Amended and Restated Master Special Permit**

Deadline – April 24, 2022- continued from February 15, 2022

Requesting continuance to April 5, 2022

**JH made a motion to approve the continuance. Seconded by AF. Motion passed unanimously.**

**Special Permit – Middleborough Growers, Inc. – 8 acre outdoor grow facility – 22-01-CBD**

672 Wareham Street – Deadline May 1, 2022 continued from March 1, 2022

Requesting continuance to April 5, 2022

**AF made a motion to approve the continuance. Seconded by JH. Motion passed unanimously.**

**Potential 40R Project – Off Oak Avenue – Ryan Correia, Joe Longo**

Discussion rescheduled to April 19, 2022.

**OTHER**

**Christina Estates – Driveway Lanterns**

Builder has agreed to comply with the Driveway Lantern Restrictive Covenant and will provide the owner's names.

**Senior Clerk Position – Planning Department**

The Senior Clerk Position has been filled. Robin Perry started in the office on March 14, 2022.

**Working Meetings – Discussion**

TCM brought up the topic of inviting different town departments in to meet with the PB. The first invitation will be going out to Todd Goldman of the Sewer Department for May 10, 2022 for a 7:00 PM meeting scheduled for one hour. EM will speak with Mr. Goldman.

**ITEMS BEING FOLLOWED**

**South Coast Rail**

No new information at this time.

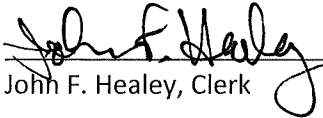
**MBTA Communities – Multi Family Housing**

No new information at this time.



**JH made a motion to adjourn the meeting at 7:10 PM. Seconded by AF.  
Motion passed unanimously.**

Respectfully,

  
\_\_\_\_\_  
John F. Healey, Clerk

This document is a summary of the events from the meeting. For a detailed recording, please see the Town of Middleborough website. <http://vod.mccam02346.com/CablecastPublicSite/search?channel=1&query=Planning>.

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