



Town of Middleborough
Planning Board

RECEIVED
MIDDLEBOROUGH
TOWN CLERK

2022 APR 20 PM 12: 17
508-946-2425
Fax 508-946-1991

20 Center Street, 2nd Floor
Middleborough, MA 02346

April 5, 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), Allin Frawley (AF) and Anders Martenson IV (AM) – Associate Member. Also in attendance, Leeann Bradley (LB) Town Planner, Joe Mandile (JM) Administrative Planning Assistant and Robin Perry (RP) Senior Clerk.

ADMINISTRATION

Chair, EM called the meeting to Order at 6:31 PM.
Chair, EM led the Pledge of Allegiance.

Reorganization of the Board

Reorganization for Chairperson of the Planning Board

JH nominated EM to continue as Chairperson, seconded by AF. Passed unanimously. EM accepted the nomination for Chairperson.

Reorganization of the Planning Board Clerk

BG nominated JH to continue as Clerk, seconded by AF. Passed unanimously. JH accepted to nomination for Clerk.

Planning Board Member Appointment to Community Preservation Committee

BG motioned to appoint JH as the Planning Board Member to the Community Preservation Committee, motion was seconded by TCM. JH accepted the appointment.

SRPEDD Commission Member Reappointment

JH motioned to appoint LB as the commission member, AF seconded the motion. Motion passed unanimously. LB accepted the appointment.

TCM motioned to accept the Robert's Rules of Order for meetings. JH seconded the motion. Motion passed unanimously.

David Prince was present on behalf of the applicant. The applicant is looking to combine two lots into one.

TCM made a motion to endorse the plan as presented. Motion seconded by AF. Motion passed unanimously.

Public Hearing, Meeting, etc.

6:45 PM – Morton Estates – 308 Old Center Street 13 Lots – 21-03-C Assessors Map 49, Lots 1227 and 1282 –
Waivers Deadline – April 30, 2022

Bob Forbes from Zenith Consulting was present and explained he had the second review from Michael Perrault and he is working on the revisions. Mr. Forbes expressed he is looking to obtain a waiver for the 13th lot at Morton Estates. The 13th lot would have frontage on Old Center Street and Morton Street. The developer is willing to donate a 7.4 acre parcel connected to the subdivision to the town in exchange for the 13th lot. TCM asked if the Conservation Commission would have an interest in the land donation.

JH made a motion to postpone a decision to the next meeting, May 3, 2022, to allow time to consult with the Conservation Commission. TCM seconded the motion. Motion passed unanimously.

7:00 PM – Middleborough Park at 495 Phase II continued discussions on the Modifications Definitive Subdivision Plan – Deadline – April 24, 2022

Attorney Paul Feldman and Nicole Dunphy were present representing the applicant. Attorney Feldman spoke of the third letter of review he received from Michael Perrault (MP). They had a meeting on April 4, 2022 including JM and MP. MP was able to provide clarity of the expectations. Attorney Feldman is confident that they will be able to provide a final set of plans free of comments from the review engineer. BG expressed concern regarding lot 6A not leaving enough space for emergency vehicles. Attorney Feldman explained that the plans he has are for informational purposes only and they will comply with the requirements. Attorney Feldman explained that three instruments are necessary. First, a release from the previous easements that have become obsolete. Second, the owners of Lots 3A and 5B will need the asset manager from Amazon to grant easements and third, a Declaration of Easements from the applicant (Middleboro Park). The Board agreed to endorse the plan without the signed easements, allowing Attorney Feldman the time to obtain the signatures while he is also working with the Conservation Commission. EM suggested a 30 day extension be granted for approval to allow the applicant time to prepare. Attorney Feldman will get the paperwork to Mr. Cabral in the next few days.

JH made a motion to extend for 30 days, AF seconded the motion, motion passed unanimously.

7:15 PM – Modification of the Middleborough Park @ 495 Commerce Boulevard Fifth Amended and Restated Master Special Permit -Deadline – April 24, 2022

Attorney Feldman was present and stated what was discussed previously for Middleborough Park at 495 also applies to this Middleborough Park @ 495 Commerce Boulevard Amended and Restated Master Special Permit request including the 30 day extension.

4. 177 East Grove Street – Schobel Farm – Hillwood Development – Update from 3/23/22 MEPA (ENF) Meeting

The State held a MEPA consultation via Zoom on 3/23/2022 @ 10:00 AM regarding the Environmental Notification Form that Hillwood Development has filed regarding the proposed 1.1 million sq. ft. building. Hillwood Development estimates that there will be 668 trucks and 4,666 passenger vehicles accessing this building daily. Hillwood stated the trucks would be sent south to Route 495. Hillwood expressed they would be willing to assist with traffic infrastructure. The project will be submitted to the ZBA for Special Permit and Conservation Commission for an Order of Conditions in early summer of 2022. The project will also require several state and federal permits.

5. Commercial Development District – Zoning Amendment – revisions per Board of Selectmen – Discussion

Mr. Jim O'Brien stated The Board of Selectman (BOS) made recommendations to change some of the language of the Zoning Amendment. Michael O' Shaughnessy made the changes and submitted to LB. LB read the changes.

AF made a motion to accept the changes to the final language, BG seconded the motion. Motion passed unanimously. This will be forwarded to the Town Manager

6. 111 Center Street Verizon collated antennas – telecommunications facility installation – FYI/discussion

LB has reached out to EBI Consulting (representing Verizon on this proposed project), several times through email. Verizon is proposing a telecommunications facility installation at 111 Center Street, Middleborough. The project would involve collocating antennas that would extend to 52 ft. 6 inches on an existing 43 ft. building. They are seeking comments related to the project's potential effect to historical properties. This will need to go to the Historical Committee for discussion at their April 12, 2022 meeting. This may also need to go to ZBA due to the special permit already in place at his location.

7. Arista – April 5th meeting with Water/|Sewer Departments - Update

There was a meeting with Arista and several department heads. Arista is asking for a commitment for town water, they would like sewer also however, it doesn't seem sewer will be possible to provide. This would require Selectmen Town Meeting approval since there is not already water or sewer available at this location.

ITEMS BEING FOLLOWED