



**Town of Middleborough**

**Planning Board**

RECEIVED  
MIDDLEBOROUGH  
TOWN CLERK

2022 MAY 18 PM 2:32

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

508-946-2425  
Fax 508-946-1991

**May 3, 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). Anders Martenson IV (AM) – Associate Member was not present. 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 6:30 PM.  
Chair, EM led the Pledge of Allegiance.

**Unanticipated –**

Robin Perry (RP) suggested adjusting the bill paying process. EM requested to have this on the agenda for the May 17, 2022 meeting.

**6:30 – 6:35 PM Payment of Bills**

- JDE – 4.15.22 – Middleborough Park @ 495 – Invoice #02-2020-074-11 - \$2,937.50
- JDE – 4.15.22 – Morton Estates – Invoice 02-3021-079-5 - \$468.75
- Plymouth County Registry of Deeds – Recording Fee – Planning Board Agent \$107.00

**JH made a motion to pay the above bills. Seconded by TCM. Motion passed unanimously.**

**Approval of Minutes – 4.19.22**

**JH made a motion to approve the April 19, 2022 minutes as drafted. Seconded by BG. Motion passed unanimously.**

**Form A's –**

- a. **Precinct Street – Map 23 Lot 5769, Map 32, Lot 977 – Hashem/Logan – 22-08-A**

Timothy Hashem attended the meeting requesting to change the lot lines for the two parcels of land off of Precinct Street identified as Map 23 Lot 5769 and Map 32 Lot 977. These will be two retreat lots.

**TCM made a motion to endorse the ANR plan of land on Precinct Street, Middleboro, MA, owned by Timothy Hashem dated April 25, 2022, drawn by Zenith Engineering, LLC. JH seconded. The motion passed with BG abstaining from the vote.**

Public Hearing, Meeting, etc.

Special Permit – Middleborough Growers, Inc. - 672 Wareham St. - 8 acre outdoor grow facility –  
22-01-CBD *Deadline May 29, 2022 – Request to Withdraw without Prejudice*

Attorney Michael O’Shaughnessy (MO) requested the Special Permit application be withdrawn without prejudice.

**AF made a motion to accept the withdrawal without prejudice. Motion seconded by JH. Motion passed unanimously.**

#### **OTHER**

**40R – Oak Avenue – Ryan Correia, Joe Longo (CorGo, LLC), Adam Bond, Cindy Phillips and Robert Ardolino (Urban Innovations) were all present to discuss the Resolution Agreement**

The proposed project is approximately 5 acres with 100 units consisting of 12 studio apartments, 75 two bedroom apartments and 13 three bedroom apartments.

There was much discussion regarding the need for Middleborough’s infrastructure requiring updating; concerns regarding water, sewer and traffic were addressed. Attorney Adam Bond (AB) explained the Resolution Agreement is necessary to get the project in motion by allowing Robert Ardolino (RA), President and CEO of Urban Innovations, to begin applying for applicable Federal and Transit Funding grants. Signing of the Resolution by the Board of Selectmen will make The Town of Middleborough the Eligible Project Sponsor of the project, however, it is not binding as stated by RA and AB. An Eligible Project Sponsor is necessary to begin applying for grants. CorGO, LLC (the developer) is RA’s client and CorGO LLC is responsible for compensating RA. RA’s services are of no cost to the Town. LB asked if the language in the agreement can be revised from “for the infrastructure related to CorGO, LLC located at West Clark Street” to “for the infrastructure related to CorGO, LLC located at West Clark Street and any other projects within the town.” RA responded “absolutely”. AB and RA confirmed the MOU will be removed from the agreement and also stated they are willing to work with other developers. AB stated the Resolution Agreement can be modified by request. RA agreed to provide a resume and background on his company.

**TCM - A motion that the Planning Board recommend to the Board of Selectmen that they consult with KP Law on whether the Resolution is binding to the town and encourage them to wait to sign the Resolution until the I & I study has come back and we know the results and also until the Board has an opportunity to look at Robert’s Company’s resume and do fact checking on their end to make sure they are signing a Resolution for a consultant that is the “real deal”.**

**Seconded by BG. Motion passed with a 3 to 2 vote.**

**Roll call vote- BG – aye, JH – nay, TCM – aye, AF – nay, EM – aye**

**Continuation of Zoom Hybrid meetings -**

The Board discussed if there is still the need for Zoom Hybrid meetings and decided to leave it to The Town Planner's (LB) discretion based on the agenda.

**ITEMS BEING FOLLOWED**

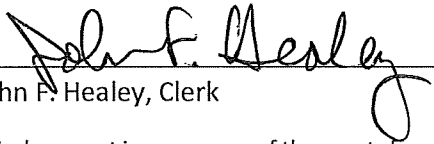
South Coast Rail – No update

MBTA Communities – No update

North Carver Development – No update

**AF made a motion to adjourn the meeting at 9:00 PM. Seconded by JH. 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>.

