



**Town of Middleborough
Planning Board**

20 Center Street, 2nd Floor
Middleborough, MA 02346

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TOWN CLERK
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2022 JUL 20 PM 12:11
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July 5, 2022

Planning Board (“PB”) held a meeting at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. PB Members present – Chair, Edward Medeiros (EM), Clerk, Jack Healey (JH) arrived at 6:45 PM, Allin Frawley (AF) William (Bill) Garceau (BG). Tracie Craig-McGee (TCM) and Anders Martenson IV (AM) – Associate Member were not present. Also in attendance, Leeann Bradley (LB) Town Planner, Joseph 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 –

6:30 – 6:35 PM Payment of Bills –

WB Mason – 6.16.22 – Invoice # 230553178 – Office Supplies - \$172.96

AF made a motion to pay the above bill. Seconded by BG. Motion passed unanimously.

Approval of Minutes – 6.21.22

AF made a motion to approve the minutes from 6.21.22 as drafted. Seconded by BG. Motion passed unanimously.

Form A’s –

109 Spruce Street – M107, L3212 & 4204 – Blue Fin Realty – 22-15A – deadline July 14, 2022

Division of a parcel to form 4 Form A lots and leave the remaining land as a parcel.

AF made a motion to endorse the plan as presented. Motion seconded by BG. Passed unanimously.

Rocky Meadow Street – M45, L5898 – ADGA Realty, LLC – 22-16A – deadline July 15, 2022

Jeffrey Youngquist of Outback Engineering presented a plan to designate 2 parcels. The 2 parcels will be presented requesting to be endorsed as 2 retreat lots at the special permit hearing on July 19, 2022.

AF made a motion to endorse the plan as presented. Motion seconded by BG. Passed unanimously.

Public Hearing, Meeting, etc. –

- 1. 6:45 PM Retreat Lot Special Permit – Lots 1, Rocky Meadow Street, M45, L5898 – ADGA Realty, LLC - 22-03-RL**

Hearing was opened and a request was made to continue the hearing to July 19, 2022 at 6:45 to allow Outback Engineering time to notify the abutters.

JH made a motion to continue the hearing to July 19, 2022, AF seconded the motion. The motion passed unanimously.

2. 6:45 PM Retreat Lot Special Permit – Lots 2, Rocky Meadow Street, M45, L5898 – ADGA Realty, LLC - 22-04-RL

Hearing was opened and a request was made to continue the hearing to July 19, 2022 at 6:45 to allow Outback Engineering time to notify the abutters.

JH made a motion to continue the hearing to July 19, 2022, AF seconded the motion. The motion passed unanimously.

OTHER

1. Potential Zoning Amendments – Discussion

a. PB – SPGA for special permits – The ZBA voted not to allow the Planning Board to have granting authority over additional special permits. The PB would like to request to be on the next ZBA meeting agenda.

2. Discussion – John Perkins Way – Street trees – Steve Dixon was present to discuss the placement of trees along John Perkin’s Way. The original plan was for 3 trees to be planted per lot. JM went out to John Perkins Way and determined that many of the natural trees were still in place so 3 additional trees per lot would not be necessary. The Board determined that a minimum of 15 new trees are to be planted at John Perkins Way. JM will meet Mr. Dixon on site and also come up with a plan for the cul-de-sac circle.

AF made a motion to allow a minimum of 15 new trees to be planted at John Perkins Way. JH seconded the motion. Motion passed unanimously.

ITEMS BEING FOLLOWED

South Coast Rail – No update

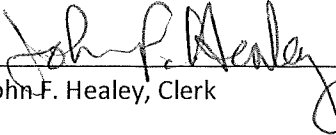
Lakeville Country Club – LB emailed the Planner and BOS requesting information regarding the future plans of the Lakeville Country Club. There hasn’t been anything submitted to the town yet although, the Town of Lakeville has been offered the first right of refusal under 61b to purchase the property for \$12,725,000.

MBTA Communities – No update

North Carver Development – No update

JH made a motion to adjourn the meeting at 7:15 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>.