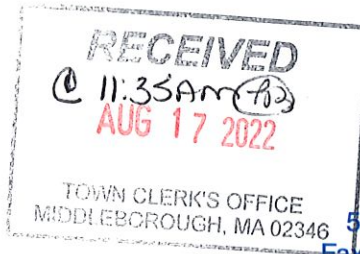




**Town of Middleborough
Planning Board**



20 Center Street, 2nd Floor
Middleborough, MA 02346

TOWN CLERK'S OFFICE
MIDDLEBOROUGH, MA 02346 508-946-2425
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August 2, 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), Allin Frawley (AF) William (Bill) Garceau (BG), Tracie Craig-McGee (TCM) and Anders Martenson IV (AM) – Associate Member. Also in attendance, 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 –

None

6:30 – 6:35 PM Payment of Bills –

None

Approval of Minutes – 7.19.22

BG requested the Cranberry Woods vote state that EM and BG "recused themselves from the discussion and the vote" instead of "abstained".

**JH made a motion to approve the minutes from 7.19.22 with the above change. Seconded by AF.
Motion passed unanimously.**

Form A's –

None

Public Hearing, Meeting, etc. –

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

The PB discussed the application and the Board's concern regarding the notarization dates on the application.

AF made a motion to accept the application as presented. JH seconded the motion. Motion passed 3:2. AF, JH and BG voted aye; TCM and EM voted nay.

Jeffrey Youngquist of Outback Engineering presented the plans for the retreat lot.

AF made a motion to close the hearing. JH seconded the motion. Motion passed unanimously.

AF made a motion to approve Lot 1 with the condition that Parcel A is deeded to Douglas Lothrop to avoid a potential zoning violation in the future. The stamped deed must be delivered to the Planning Department before the 20 day appeal period is over. JH seconded the motion. Motion passed unanimously.

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

The PB discussed the application and the Board's concern regarding the notarization dates on the application.

AF made a motion to accept the application as presented. JH seconded the motion. Motion passed 3:2. AF, JH and BG voted aye; TCM and EM voted nay.

Jeffrey Youngquist of Outback Engineering presented the plans for the retreat lot.

AF made a motion to close the hearing. JH seconded the motion. Motion passed unanimously.

AF made a motion to approve Lot 2. JH seconded the motion. Motion passed unanimously.

OTHER

1. Rose Ridge Estates – off Highland Street – Previously Approved 12 Lot Subdivision – Potential Open Space Subdivision - discussion with Zenith Consulting

Jamie Bissonette (JB) from Zenith Consulting Engineers discussed the possibility of Rose Ridge Estates being an open space subdivision. The PB would like 2 weeks to look over the plans. JB would like to be on the agenda for 8.16.22 to further discuss.

Town Departments/Boards – Reduction in paper consumption due to substantial price increase – use of Dropbox.

AF and AM will utilize Dropbox, EM will only require plans to be provided for him on paper and TCM, JH and BG will require full packets

ITEMS BEING FOLLOWED

South Coast Rail – No update

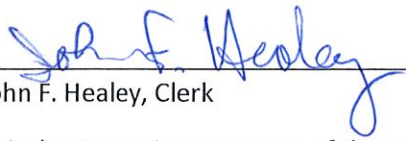
Lakeville Country Club – There was a current case for a 400,000 sq. ft. warehouse building at the old hospital site. It has been adjudicated. The Special Permit was deemed "not valid" since the zoning is not on the map. It has been determined that if the zoning is not on the map then it does not exist.

MBTA Communities Multi-family Housing – No new information

North Carver Development - No update

AF made a motion to adjourn the meeting at 7:48 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>.