



Town of Middleborough

Planning Board

RECEIVED
MIDDLEBOROUGH
TOWN CLERK

2022 OCT 19 AM 10:57

508-946-2425
Fax 508-946-1991

20 Center Street, 2nd Floor
Middleborough, MA 02346

September 20, 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, 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.
Announcement of Continued Meetings or Hearings –
None

Unanticipated –

None

6:30 – 6:35 PM Payment of Bills –

None

Approval of Minutes – August 30, 2022, January 7, 2020, January 21, 2020

JH made a motion to approve the minutes from August 30, 2022 as drafted. Seconded by AF. Motion passed unanimously.

JH made a motion to approve the minutes from January 7, 2020 as drafted. Seconded by AF. Motion passed unanimously.

JH made a motion to approve the minutes from January 21, 2020 as drafted. Seconded by AF. Motion passed unanimously.

Form A's –

None

Public Hearing, Meeting, etc. –

**Residences at 8 Station Street – 8 Station Street – 40R Site Plan Review Deadline November 28, 2022
22-01-40R - November 28, 2022**

Attorney Mike O'Shaughnessy (MOS) spoke on behalf of The Residences at 8 Station Street. Nyles Zager of Zenith Consulting Engineers, LLC. (ZCE) was present and Patrick Brennan from Amory Engineers, P.C.

(AE) was also present and will serve as the peer review engineer for the PB on this project. The project is located at the John Glass Square. Original approved 40B plan was for 16 apartments, 12 two bedroom units and 4 one bedroom units in the existing Rockland Trust building. The proposal is to add 5 duplex style buildings with about 1,250 square feet and 2 bedrooms per unit. The developer would like to connect this project to town water and town sewer. There has been some concern as to whether or not the current sewer system can handle the additional units so there have also been perc tests scheduled in case sewer connection for the duplex buildings is not an option. The existing building is already connected to town sewer.

Chris Wainwright - 54 Pearl Street - expressed his concerns with residents and visitors using the VFW parking lot and also requested a fence between the properties. Mr. Wainwright also asked if there can be a preference for Veterans placed on the affordable housing lottery.

Cynthia Pierce – 13 Southwick Street - also requested a fence and is concerned about refuse removal. The current plan places the waste containers at the back of The Residences at 8 Station Street property and directly behind this resident’s home.

Attorney O’Shaughnessey will address the concerns of the residents with the developer and will appear before the PB again on October 18, 2022.

LB asked if they will be seeking any waivers. MOS stated the developer will be requesting waivers, however, he would prefer to address them after speaking with the developer and updating the requests.

TCM made a motion to continue the hearing to 6:45 PM on October 18, 2022. JH seconded the motion. Motion passed unanimously.

OTHER

1. MBTA Community Requirements – Mass. Housing Partnership Technical Assistance – Update

LB had a “kickoff” meeting on September 14, 2022 and met with a consultant to go over the requirements. LB provided the necessary information. LB applied for the grant. The grant has been received by the Town Manager. The next meeting with the consultant is September 22, 2022 to go over the GIS Compliance Model to look at the districts to see if any reconfiguring is necessary to meet the State requirement regulations.

2. Housing Production Plan Update –

LB attended the first Housing Production Plan Meeting on August 30, 2022. The next meeting will be on October 5, 2022. The first meeting was for everyone to meet each other. The next meeting will be to discuss engagement strategies, crafting a housing survey to be sent to all residents and project branding. There will be a public engagement event on October 12, 2022 held in the Select Board Room at Town Hall, 10 Nickerson Ave., Middleborough.

3. Hazard Mitigation Plan Update –

LB met with the consultant on August 30, 2022 regarding a working group and went over some of the items that were listed in the 2015 plan. They came up with the members of the working group, looked at updating goals and risk assessments. The working group is going to meet on September 27, 2022 to look at the previous plan and the Hazard Mitigation Action Tracker. The Hazard Mitigation Action

Tracker includes the goals from 2015. The working group will decide what has been completed, which items should remain on the list, which should be removed from the list and what should be added to the list.

4. Morton Estates/Great Cedar Village – Status Update

There have been pre construction meetings for both subdivisions. Both developers are ready to move forward. However the developers have been waiting on documents to be returned from KP Law for 3 weeks which may cause delays. EM has asked LB to forward all relative emails to him and he will approach the Town Manager regarding the turn-around time from KP Law.

JH made a motion to notify KP Law and ask if they can solve the problem or if this will be an ongoing issue and if so, the PB may have to look elsewhere.

AF – aye, JH – aye, BG – aye, EM – nay, TCM – abstained. Motion passed 3:2.

5. Amazon Facility Traffic Monitoring Report – July 2022

It is in the Special Permits for Amazon and Middleboro Park that if certain criteria is met a traffic light will have to be installed. PB is anticipating comparing the traffic reports from Amazon and Middleboro Park at the beginning of 2023 once all reports are available. EM requested that JM forward the most recent traffic report received from Amazon to the people at Middleboro Park. Amazon’s next traffic monitoring event is scheduled for November at holiday time.

6. Planning Board/Zoning Board – Sharing of Departmental Resources

A letter was received from the Zoning Board of Appeals (ZBA) stating the ZBA would like assistance from the Planning Department (PD) for their larger projects. LB is receptive to the additional workload but would like the departments combined since they will be using combined resources.

7. Summary discussion of August 30, 2022, Work Meeting – Water

Mike Bumpus, Water Superintendent attended the PB meeting and went over some of the concerns. He explained that all water is owned by the state and the state determines the amount of water each town can have. It is based on yearly projects.

8. Work Meeting – September 27, 2022 – 6:30PM – Current and Future Sewer Capacity – Chris Peck/Todd Goldman

There is a work meeting scheduled for September 27, 2022 for one hour in the Select Board Room at Middleborough Town Hall, 10 Nickerson Ave., Middleborough, MA 02346. The meeting is for the PB, Chris Peck, Director of Public Works and Todd Goldman, Wastewater Superintendent to go over current and future sewer use and capacity.

ITEMS BEING FOLLOWED

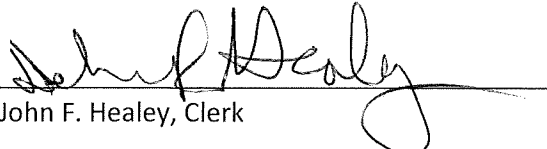
South Coast Rail – No update

Lakeville Country Club – No update

North Carver Development - No update

JH made a motion to adjourn the meeting at 8:00 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.](http://vod.mccam02346.com/CablecastPublicSite/search?channel=1&query=Planning)