



**Town of Middleborough**  
Planning Board

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2022 NOV -2 AM 11:38

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

**October 18, 2022**

Planning Board ("PB") held a meeting at Middleborough Town Hall, 10 Nickerson Avenue, Middleborough, MA. PB Members present – Jack Healey (JH) served as Chair, Allin Frawley (AF), William (Bill) Garceau (BG) and Tracie Craig-McGee (TCM) and Anders Martenson IV (AM) – Associate Member were all present. Also in attendance, Leeann Bradley (LB) Town Planner, Joseph Mandile (JM) Administrative Planning Assistant and Robin Perry (RP) Senior Clerk. Absent – Edward Medeiros (EM)

**ADMINISTRATION**

Acting Chair, JH called the meeting to Order at 6:30 PM.  
Acting Chair, JH led the Pledge of Allegiance.

**Bills**

WB Mason – 9.15.2022 – Invoice # 232515066 – Office Supplies - \$41.39  
AF motioned to pay the WB Mason invoice # 232515066 for \$41.39. TCM seconded the motion.  
Motion passed unanimously.

JDE – 9.21.22 – Invoice #02-2021-079A01 – Morton Estates - \$250.00  
AF motioned to pay the JDE invoice # 02-2021-079A01 for Morton Estates for \$250. BG seconded the motion. Motion passed unanimously.

JDE – 9.21.22 - Invoice #02-2020-063-09 – Cranberry Woods - \$562.50  
AF motioned to pay the JDE invoice # 02-2020-063-09 for Cranberry Woods for \$562.50. BG seconded the motion. Motion passed unanimously.

JDE – 9.21.22 – Invoice -#02-2019-045-14 – Harvestwood Estates - \$125.00  
AF motioned to pay the JDE invoice # 02-2019-045-14 for Harvestwood Estates for \$125. BG seconded the motion. Motion passed unanimously.

JDE – 9.21.22 – Invoice #02-2021-013-06 - Great Cedar Village - \$250.00  
AF motioned to pay the JDE invoice # 02-2021-013-06 for Great Cedar Village for \$250. BG seconded the motion. Motion passed unanimously.

JDE – 10.5.22 – Invoice # 02-2020-063-10 – Cranberry Woods - \$375.00  
AF motioned to pay the JDE invoice # 02-2020-063-10 for Cranberry Woods for \$375. TCM seconded the motion. Motion passed 3:1 with BG voting nay.

Approval of Minutes – September 20, 2022, September 27, 2022, August 4, 2022, August 18, 2022

AF made a motion to approve the minutes from September 20, 2022 as drafted, September 27, 2022 as drafted and August 4, 2020 as amended. Seconded by TCM. Motion passed unanimously.

**AF made a motion to approve the minutes from August 18, 2020 as drafted. Seconded by BG. Motion passed. TCM abstained.**

**Form A's –**

**West Grove Street and Old Center Street – Map 48, Lot 3165 and Map 49, Lot 995 – O'Brien – 22-21-A – Deadline October 25, 2022**

Ivo Coll is present representing the owner, Paula O'Brien, Trustee of Grove – Center Street Realty Trust. The plan is to create two non-buildable parcels. Parcels A and B shall not be used or available for use as the site of one or more buildings under the Town of Middleborough Zoning By-Laws.

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

**South Main Street, Middleborough & Main Street, Lakeville – Map 64, Lot 117 & Map 58, Lot 5778 – Medeiros – 22-22-A Deadline November 4, 2022**

Jamie Bissonnette of Zenith Consulting Engineers was present. The plan is to show Middleborough Assessor's parcel Map 58, Lot 5788 being divided into Parcel A and remaining lot shown as Lot 1. Parcel A is to be combined with Middleborough Assessor's Parcel Map 64, Lot 117 to make one buildable parcel containing 24,107 (0.553 acre) square feet of area. The new parcel contains no wetland area. Parcel A is not a buildable lot by itself.

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

**Public Hearing, Meeting, etc. –**

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

Attorney Michael O'Shaughnessy requested a continuance on behalf of the property owner until the November 1, 2022 meeting.

**AF made a motion to continue the hearing until November 1, 2022 at 6:45 PM. TCM seconded the motion. Motion passed unanimously.**

**Middleborough Park at 495**

LB gave an update on the progress at Middleborough Park at 495. They plan on submitting applications for Special Permits for the remaining lots. PB is also waiting on easement documents.

**Select Board Meeting – Wastewater**

The Select Board (SB) would like to have a combined meeting with the PB to discuss Wastewater Capacity. There was discussion on which dates would work for both boards. The PB is available to attend the SB Meeting on Monday, November 14, 2022. LB will confirm the date with the SB.

**MHP - MBTA Communities Update**

LB gave an update on MHP-MBTA Communities grant. LB informed the PB that the technical report is not ready yet. It is in draft form but has not been released yet. JH asked if the report would be ready the following meeting, LB stated that she expects to have the report for the next PB Meeting and will include this item on the November 1, 2022 agenda.

**40R Smart Growth Overlay – Potential Sub District #3**

LB updated the PB about another 40B project that is coming to town. It will consist of 296 rental units and will leave some land in the front for commercial development. If this land can be designated as a third sub district for a 40R Smart Growth Overlay District, the developer is willing to change from a 40B project to a 40R project.

**MBTA Communities Multi-family Housing Mandate – Cost/Benefit Analysis**

LB has reached out to Town Departments to see if any other departments have received grants as a result of being a part of the MBTA Community. The Planning Department is the only department so far that has received a grant for the Housing Production Plan. LB would like the PB to discuss with the SB doing a Cost/Benefit Analysis to see if it is worthwhile to comply with the MBTA Communities requirements. LB is reaching out to Town Planners in other towns to how this is being handled in their communities.

**Morton Estates - signing of documents**

Attorney Robert Mather was present in case there were any questions regarding Morton Estates. He is working with the Conservation Commission and the Select Board to have all required documents signed. Attorney Mather is asking the PB to sign the plans and required documents. The PB will sign at the end of tonight’s meeting.

**Thrush Hollow – surety return**

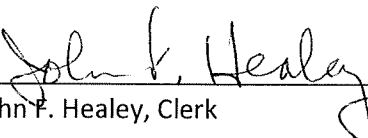
The developer of Thrush Hollow has requested to have the surety money returned since the project is complete and the requested landscaping has been completed. There is money remaining in the Thrush Hollow account that will also be returned

TCM made a motion to return the surety. AF seconded the motion. Motion passed unanimously.

**Housing Production Plan**

LB announced a Housing Production Plan open house to be held in the Select Board room on October 26, 2022 from 6 PM – 8 PM.

Respectfully,

  
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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>.